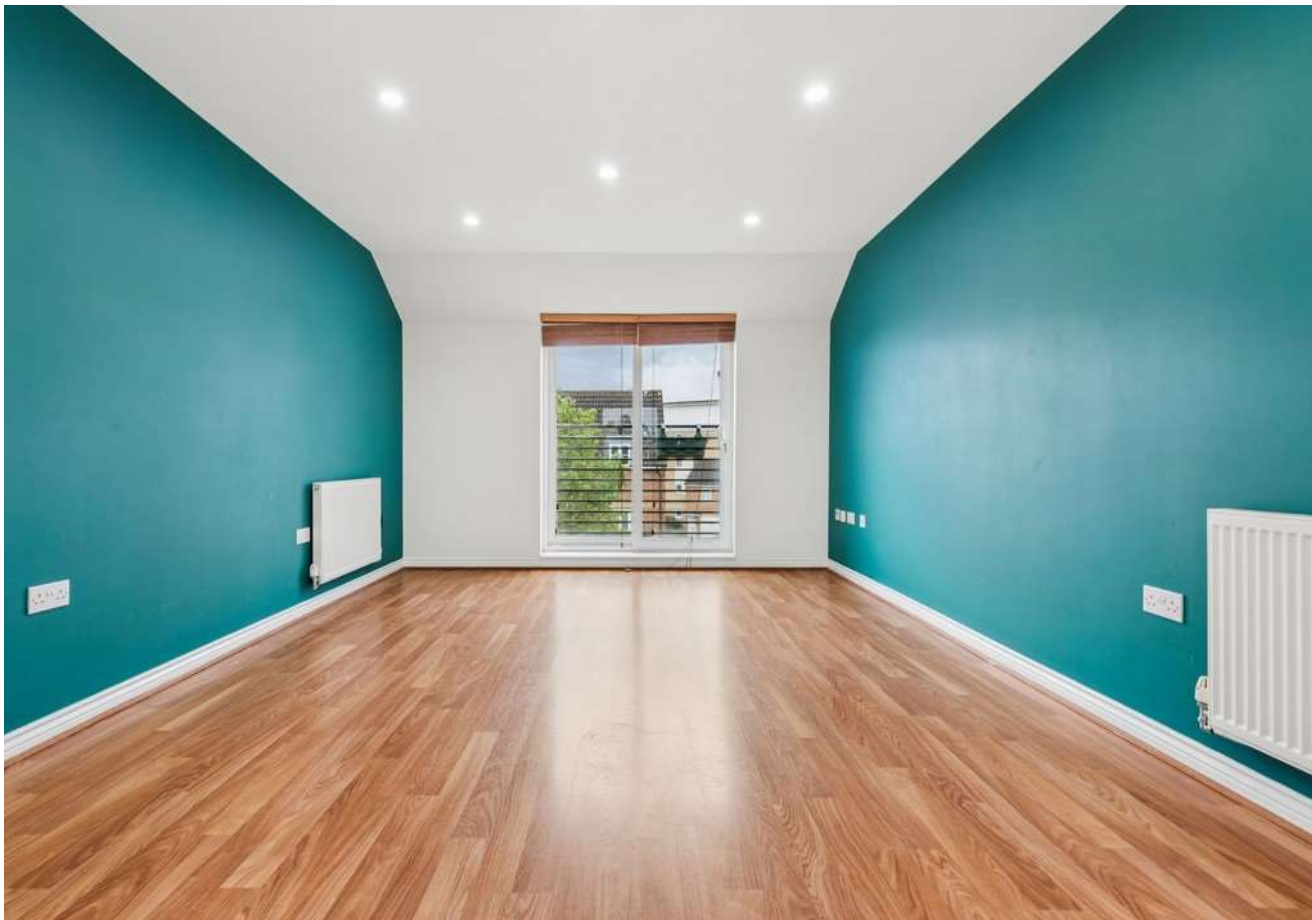


FOR SALE



**Two Bedroom, Two Bathroom Apartment
Eddington Crescent, Welwyn Garden City,
ASKING PRICE OF £265,000**


MARTIN & CO



Eddington Crescent, Welwyn Garden City,

2 Bedrooms, 2 Bathrooms

ASKING PRICE OF £265,000

- **CHAIN FREE!!**
- **Two Bedroom, Two Bathroom Apartment**
- **Allocated parking + on street parking**
- **Walking distance of Town Centre and Train Station**
- **Family Bathroom and Ensuite to Master**
- **Quiet and convenient location**
- **Communal Gardens**

SUMMARY

CHAIN FREE! This TWO BEDROOM, TWO BATHROOM 2nd Floor Apartment is situated in the quiet and convenient location of Eddington Crescent, a couple of miles from Welwyn Garden City Town Centre and Train Station. The Town Centre has a variety of local shopping and eating options, and the Train Station offers a regular train service to London within 30 minutes. Additionally, there is a regular bus service to the Town Centre, road links to the A414 and A1(m) and also good local amenities within walking distance. The property comprises of an entrance hall, lounge, kitchen, two bedrooms, two bathrooms (Ensuite to master), allocated and visitor parking, and is also within walking distance of Gosling Sports Park and Stanborough Lakes. **VIEWING** is highly recommended!

ENTRANCE HALL Laminate floor, radiator, entry-phone, double-glazed window, generous cupboard space, inset LED ceiling lights.

OPEN-PLAN LIVING/DINING ROOM 15' 5" x 12' 3" (4.70m x 3.74m)

Modern open-plan living accommodation with living area featuring laminate floor, two radiators, double-gazed doors leading to Juliet balcony with fitted blind, inset LED ceiling lights.

BATHROOM

Tiled floor, three piece bathroom suite with low level flush WC, pedestal sink with tiled surround, panel enclosed bath with silver mixer tap and shower attachment, part-tiled walls, double-glazed obscure window, ceiling light.

KITCHEN AREA 10' 11" x 6' 5" (3.34m x 1.96m)

The kitchen area has a tiled floor, a range of modern white wall and base units, integrated appliances, laminate work surfaces, stainless steel sink with mixer tap, part-tiled walls, double-glazed window, ceiling light.

EXTERNAL SPACE
Allocated parking space, visitor parking, communal gardens.

BEDROOM ONE 11' 8" x 8' 10" (3.57m x 2.71m)

Carpet, radiator, double-glazed window with fitted blind, inset LED ceiling lights, door leading to En-suite.

BEDROOM TWO 11' 7" x 8' 6" (3.55m x 2.61m)

Laminate floor, radiator, built-in wardrobe/cupboard space, double-glazed window with fitted blind, inset LED ceiling lights.





Approximate Gross Internal Area = 63.9 sq m / 688 sq ft



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

Martin & Co Welwyn

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.